



ESTATE AGENTS

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Price £415,000

PCM Estate Agents welcome to the market an opportunity to acquire this CHAIN FREE VICTORIAN BAY FRONTED THREE BEDROOM FAMILY HOME, with LARGE GARAGE/WORKSHOP and a BEAUTIFULLY LANDSCAPED GARDEN.

Positioned on one of Clive Vale's most sought-after roads, just a quiet stroll from Hastings historic Old Town and amenities within Ore. This VICTORIAN HOME offers a perfect balance between MODERN COMFORTS and CHARACTER.

The well-presented and well-proportioned accommodation is arranged over two floors comprising a spacious entrance hall, lounge, separate DINING ROOM, KITCHEN-BREAKFAST ROOM, upstairs landing, THREE BEDROOMS and a bathroom. The garden is a real feature and landscaped, with a variety of established plants and shrubs. There is also a patio, access to an outside wc and a LARGE GARAGE/WORKSHOP to the rear.

Viewing comes highly recommended, please call the owners agents now to book your viewing.

WOODEN PARTIALLY GLAZED FRONT DOOR

Opening into:

INVITING VESTIBULE

High ceilings with cornicing, ceiling rose, coconut matting, dado rail, wooden partially glazed door opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, wood laminate flooring, double radiator, picture rail, dado rail, wall mounted thermostat control for gas fired centra heating, under stairs storage cupboard, doors opening to;

LOUNGE

16' into bay x 12'2 (4.88m into bay x 3.71m)

High ceilings with cornicing, ceiling rose, picture rail, dado rail, double radiators recessed into the bay window, wood laminate flooring, television point, fireplace with inset gas living flame fire, sash bay window to front aspect.

DINING ROOM

11'4 x 9'9 (3.45m x 2.97m)

High ceilings with cornicing, picture rail, dado rail, wood laminate flooring, double radiator, sash window to rear aspect with views onto the garden.

KITCHEN-BREAKFAST ROOM

19'10 narrowing to 15'1 x 9'2 (6.05m narrowing to 4.60m x 2.79m)

Dual aspect room fitted with a matching range of eye and base level cupboards and drawers with solid wood worktops over and tiled splashbacks, range style gas cooker with double oven, grill and plate warmer below, fitted cooker hood over, inset ceramic one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine, integrated under counter fridge and separate freezer, exposed brick fireplace adding character to the room with an inset wood burning stove, tiled flooring, fitted display cabinet, double radiator, ample space for breakfast table, sash window to side aspect, wooden partially glazed stable style door with window to the side providing access and a pleasant outlook onto the garden.

FIRST FLOOR LANDING

Cornicing, picture rail, exposed wooden floorboards, radiator, loft hatch providing access to loft space, airing cupboard housing the immersion heater, doors opening to:

BEDROOM

15'4 into bay x 11'4 (4.67m into bay x 3.45m)

Feature fireplace, fitted wardrobes either side of the chimney alcove, cornicing, picture rail, dado rail, double radiators fitted into the recess of the bay window to front, with lovely views down Canute Road and to the sea.

BEDROOM

11'5 x 10'4 (3.48m x 3.15m)

Range of fitted bedroom furniture, wardrobes, over bed storage, double radiator, high ceilings with cornicing, picture rail, dado rail, sash window to rear aspect with lovely views down the garden and townscape views beyond.

BEDROOM

11'8 x 8'8 max narrowing to 7'7 (3.56m x 2.64m max narrowing to 2.31m)

High ceiling with cornicing, picture rail, dado rail, double radiator, built in cupboard/ wardrobe space, sash window to rear aspect with pleasant views onto the garden and lovely townscape views beyond, and to the South Downs in the distance.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, shower over bath with rain style shower head, glass shower screen, pedestal wash hand basin, radiator, tiled flooring, part tiled walls, partially wood panelled walls, radiator, sash window to front aspect.

SEPARATE WC

Low level wc, radiator, part tiled walls, tiled flooring, sash window with obscured glass to side aspect.

OUTSIDE - FRONT

Block paved path providing access to the front door, low rise brick wall offering a lovely central courtyard for planted flowers.

REAR GARDEN

Access to outdoor wc, relatively low-maintenance, fenced boundaries, section of lawn, block paved patio and paths, outside water tap, established planted borders, gated side access to rear leading to a track that runs behind the property and also provides vehicular access to:

LARGE GARAGE

22'8 max x 14' (6.91m max x 4.27m)

Up and over door, power and light, windows to rear and side elevations, personal door leading to garden. The garage can be accessed via a track from Canute Road or Saxon Road, with space to park in front of the garage.

Council Tax Band: B





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		